



Sean Rogan
Executive Director

**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

ADOPTED

BOARD OF COMMISSIONERS
HOUSING AUTHORITY

March 02, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

1-H

MARCH 2, 2010

SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**ADOPT A RESOLUTION ACCEPTING THE VOLUNTARY TRANSFER OF HOUSING CHOICE
VOUCHERS FROM THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA
FE SPRINGS TO THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
(ALL DISTRICTS) (3 VOTES)**

SUBJECT

This letter recommends approval of the voluntary transfer of Section 8 Housing Choice Vouchers from the Community Development Commission of the City of Santa Fe Springs (Santa Fe Springs) to the Housing Authority of the County of Los Angeles (Housing Authority).

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE
HOUSING AUTHORITY**

1. Adopt and instruct the Chair to sign the attached resolution indicating agreement to the proposed voluntary transfer of Section 8 Housing Choice Vouchers and corresponding budget authority and administrative fees from Santa Fe Springs to the Housing Authority; and authorize the Executive Director to submit the Resolution and all related documents to the U.S. Department of Housing and Urban Development (HUD).
2. Find that the transfer of Section 8 Housing Choice Vouchers is not subject to the provisions of the California Environment Quality Act (CEQA) because the activity is not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to transfer Santa Fe Springs Section 8 Housing Choice Vouchers and Section 8 Annual Contributions Contract (ACC) budget authority to the Housing Authority. This will provide the Housing Authority with 224 additional Section 8 Housing Choice Vouchers, which can be used anywhere within the Housing Authority's jurisdiction, which will continue to include the city of Santa Fe Springs.

FISCAL IMPACT/FINANCING

There is no fiscal impact on the County general fund. Upon approval of the voucher transfer, the Housing Authority will receive 224 additional vouchers, which will equate to approximately \$214,970 in administrative fees and \$1,868,108 in Housing Assistance Payments (HAP) annually for the Section 8 Tenant-Based Program.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In 1976, your Board authorized the execution of an Administration Agreement between the Housing Authority and Santa Fe Springs whereupon the Housing Authority has acted as an agent of Santa Fe Springs for the Section 8 Housing Choice Voucher Program, providing direct tenant services, including applicant selection, housing inspections, and tenant certifications. The Housing Authority is responsible for the issuance of housing assistance payment checks to landlords, program reporting, monitoring, and technical assistance. The Housing Authority also prepares annual Agency and Administrative Plans on behalf of Santa Fe Springs for submission to HUD.

The Administration Agreement provides the Housing Authority with full administrative and operating responsibilities, including the receipt and disbursement of all program funds due under the Santa Fe Springs ACC. A joint bank account has been established between Santa Fe Springs and the Housing Authority for the receipt and disbursement of all program funds, including the payment of any administrative fees to the Housing Authority that are due under the ACC.

In recent years, the Housing Authority has found that it is no longer economically feasible to administer the Housing Choice Voucher Program on behalf of Santa Fe Springs in exchange for Santa Fe Springs' Administrative Fee compensation under its ACC with HUD. Furthermore, the administrative burden occasioned by the Administrative Agreement has made the management and operation of both the Housing Authority and Santa Fe Springs Housing Choice Voucher programs a difficult challenge.

In an effort to improve on the structure of the Housing Choice Voucher program and to bring stability to a program that has been extremely difficult to manage due to the uncertainty of annual funding for housing assistance payments and administrative fees, both the Housing Authority and Santa Fe Springs have agreed to voluntarily transfer Santa Fe Springs program vouchers and corresponding budget authority to the Housing Authority. On December 17, 2009, Santa Fe Springs' governing body adopted a Resolution agreeing to the proposed voluntary transfer of the Section 8 Housing Choice program vouchers and corresponding budget authority to the Housing Authority.

Therefore, the Housing Authority requests your adoption of the attached Resolution indicating agreement to the proposed voluntary transfer of Section 8 Housing Choice Vouchers and corresponding budget authority from Santa Fe Springs to the Housing Authority. Upon adoption of the attached Resolution, the Housing Authority will request that HUD consider the transfer of budget authority and corresponding vouchers for the Section 8 Housing Choice Voucher program from the

Santa Fe Springs ACC to the Housing Authority's Consolidated ACC. As part of the application process, HUD requires your approved Resolution and at least 90 days' notice before the requested effective date of the transfer.

ENVIRONMENTAL DOCUMENTATION

This activity is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves administrative activity that will not have a physical impact on or result in any physical changes to the environment. The activity is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this action will allow the Housing Authority to receive 224 additional vouchers, which will equate to approximately \$214,970 in administrative fees and \$1,868,108 in Housing Assistance Payments (HAP) annually for the Section 8 Tenant-Based Program. After the transfer is complete, the Santa Fe Springs waiting list will be merged with the Housing Authority waiting list using the applicant's original registration date. Additionally, Housing Authority staff will no longer have to prepare separate Agency and Administrative Plans for Santa Fe Springs, reducing the total workload associated with administering these vouchers.

HUD will complete the transfer of all Family Reports (form HUD-50058) so that all affected families will be recorded under the Housing Authority.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

SR:nt:dz

Enclosures

RESOLUTION AGREEING TO THE VOLUNTARY TRANSFER OF HOUSING
CHOICE VOUCHERS FROM THE COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SANTA FE SPRINGS TO THE HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

WHEREAS, as a Public Housing Agency, the Community Development Commission of the City of Santa Fe Springs (Santa Fe Springs) receives an allocation of Housing Choice Vouchers issued by the United States Department of Housing and Urban Development (HUD);

WHEREAS, since 1976, the Housing Authority of the County of Los Angeles (Housing Authority) has been operating the Section 8 Housing Choice Voucher program (Program) on behalf of Santa Fe Springs;

WHEREAS, Santa Fe Springs and the Housing Authority opened a joint depository account for the receipt and disbursement of all Program funds and for the payment of preliminary and administrative fees to the Housing Authority which are allocated to Santa Fe Springs under its Annual Contributions Contract (ACC) with HUD;

WHEREAS, it is no longer economically feasible for the Housing Authority to administer the Program on behalf of Santa Fe Springs in exchange for Santa Fe Springs Administrative Fee compensation under its ACC with HUD;

WHEREAS, HUD has issued policies (Notice PIH 2007-6 and PIH 2008-19), which outline the process by which a Public Housing Agency may voluntarily transfer its Housing Choice vouchers and corresponding budget authority to another Public Housing Agency; and

WHEREAS, on December 17, 2009, Santa Fe Springs' governing body adopted a Resolution agreeing to the proposed voluntary transfer of the Program vouchers and corresponding budget authority to the Housing Authority.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the County of Los Angeles hereby resolves as follows:

1. The Housing Authority hereby agrees to the proposed voluntary transfer of Housing Choice vouchers and corresponding budget authority from Santa Fe Springs, contingent upon approval of the transfer from the HUD.
2. The Executive Director of the Housing Authority shall submit a letter to HUD, as required per Notice PIH 2007-6 and PIH 2008-19, requesting that the transfer be approved by HUD.
3. As per Notice PIH 2007-6 and PIH 2008-19, the effective date of the transfer will be a minimum of 90 days after the submittal of the letter and the approved resolution to HUD.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on this 2nd day of March, 2010.

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of
the Board of Commissioners

By: Lachelle Smitherman
Deputy

By: Gloria Trubian
Chair, Board of Commissioners

APPROVED AS TO FORM:
ANDREA SHERIDAN ORDIN
County Counsel

By: [Signature]
Deputy

